

ITEM	27
MANAGER'S REPORT NO.	44
COUNCIL MEETING	1978 06 12

Re: PROPOSED REVISION TO A SUB-AREA BETWEEN CAMERON AND SULLIVAN  
COMMUNITY PLAN AREA "G"  
(ITEM 8, REPORT NO. 04, 1978 JANUARY 16)  
(ITEM 17, REPORT NO. 36, 1978 MAY 08)

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Following is a report from the Director of Planning on proposed revisions for the sub-area of Area "G" between Cameron and Sullivan Streets.

RECOMMENDATIONS:

1. THAT Council adopt Alternative 3A (Sketch 8A) for use as a guideline for the completion of Community Plan Area "G" for the sub-area between Sullivan and Cameron Streets, and
2. THAT Council authorize the Planning Department to pursue any operational procedures necessary to complete this sub-area in accordance with the adopted Community Plan guidelines.
3. THAT a copy of this report item be forwarded to the Parks and Recreation Commission, the Library Board and the Advisory Planning Commission.

\* \* \* \* \*

PLANNING DEPARTMENT  
1978 JUNE 07

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
SUBJECT: PROPOSED REVISIONS -  
SUB-AREA BETWEEN CAMERON AND SULLIVAN  
COMMUNITY PLAN AREA "G"

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1.0 BACKGROUND

Council on 1978 January 16 referred the recommendations of the Planning Department report dated 1977 December 30 on the proposed revisions to the Area "G" sub-area to the Advisory Planning Commission for study and comments. Council at that time also directed that a copy of this sub-area report be forwarded to the Burnaby Public Library Board and the Parks and Recreation Commission. Submissions have now been received from these three public bodies.

On 1978 May 29 Council recommended:

"THAT the submissions of the Advisory Planning Commission and the Library Board together with the previous submission of the Parks and Recreation Commission be referred to the Planning Department for inclusion in a report to Council, and that the referral be made with the understanding that this further report will be submitted for consideration on 1978 June 12."

2.0 DISCUSSION OF SUBMISSIONS

Each of the submissions of the Advisory Planning Commission, the Parks and Recreation Commission, and the Library Board is reviewed in this section. The alternatives are then summarized in the following section noting the main evaluated advantages and disadvantages of each alternative in the light of the intensive discussions which resulted from the consideration of the previous report of the Planning Department dated 77 12 30 and these three formal submissions.

2.1 Advisory Planning Commission

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The report of the Advisory Planning Commission dated 1978 May 29 (attached) outlining five recommendations is discussed as follows using the same sequence:

Point 1

The Commission has recommended the use of Alternative 2 (Sketch 7). This sketch alternative has been amended to reflect the use of the Reese Avenue right-of-way as a public pedestrian way, an adjustment to the Beaverbrook Drive Alignment, and the maintenance of an alternate land use option for the area west of the designated library/recreation centre site. The Planning Department would support the part of the recommendation to maintain the Reese Avenue right-of-way as a public pedestrian walkway until such time as the residents of the Sullivan Heights area north of Cameron request construction of the Reese Avenue road link. All three alternatives have been amended to reflect this adjustment. Sketch 7A reinforces the existing traffic pattern and promotes Cameron Street as a busy local collector and community feeder street. This is opposite to the view of the Parks and Recreation Commission that Cameron Street should be played down as much as possible within the circumstances as a busy vehicular street and made amenable to pedestrian crossings and movement.

Point 2

Sketch 7A represents compliance as much as possible with this request. The installation of too sharp a turn at Beaverbrook Drive Extension and Cameron Street would make the new road linkage only marginally improved over the use of the existing Noel Drive linkage. The S-curve character of this diagonal linkage also indicates that the curve radii should be kept reasonably large. Any new development adjacent to existing single-family dwellings on the east side of Noel Drive and on the south side of Sullivan Street would be expected to provide reasonable landscaped buffer areas as part of the development approvals process.

Point 3

The option to use property to the west of the library/recreation centre site for park use such as possible district playing fields is under study at the present time and the Planning Department will be reporting to the Parks and Recreation Department on this matter in the near future. The selection of a definite Beaverbrook Drive Extension alignment will assist the completion of this study. The selection of Sketch 7A which would restrict playing field options in this area is not supported by the Parks and Recreation Commission.

Point 4

Should Sketch 7A be selected, the area to the west of the proposed Beaverbrook Drive Extension would be considered for possible park use. However our preliminary view is that this small area is an isolated left-over parcel which is not well related to a specific neighbourhood area, to the overall park system, or to the library/recreation centre. Including a few single-family dwellings, this area is surrounded by road.

Point 5

In discussions with the Engineering Department it has been indicated that a new sewer facility between Sullivan and Cameron is required to only service the existing row of

single-family dwellings on the south side of Sullivan. The balance of development in this sub-area will be serviced off Cameron. Regardless of the alternative selected, steps to install a sewer utility would be undertaken once property to accommodate the east-west facility is obtained just to the rear of the Sullivan Street lots. Arrangements will have to be made to obtain a sewer right-of-way from the future developers of the commercial area between Reese Avenue and North Road. Appropriate sewer utility charges will be assessed against the south side Sullivan Street lots once the sewer is installed.

## 2.2 Parks and Recreation Commission

The Parks and Recreation Administrator has submitted a report dated 78 05 04 with two recommendations and eight numbered comments in support of these recommendations. The following discussion follows the same numbering sequence.

### Point 1

This expresses the desire of the Commission to have the main traffic flow to the rear (north side) of the site. We suggest that Sketch 8A would have a similar overall traffic effect as Sketch 6A. Since much of the traffic in the area is directed to the Lougheed Mall, the Reese Avenue portion of Sketch 6A would also carry a considerable amount of traffic.

### Point 2

Sketch 6A does have the effect of moving one of the points of major turning movements north from the commercial town centre precinct towards the Sullivan Street single-family dwelling precinct. The Cameron/Reese intersection would continue to be the focus of heavy turning movements from the commercial development in the area and redirected apartment traffic towards North Road.

### Point 3

The Cameron/Reese intersection will require appropriate traffic control devices to accommodate major traffic movement. The overall road system must accommodate a high volume of traffic and each alternative will have certain strengths and weaknesses in accommodating these traffic stresses.

### Point 4

Sketch 6A and Sketch 8A should have a similar overall effect regarding the dispersal of traffic volumes. However, Sketch 7A is in marked contrast to the other two alternatives in that 100% of the sub-area traffic volumes will be concentrated only on Cameron Street.

### Point 5

Sketch 6A and Sketch 8A should have generally similar effects. The possible escalation of traffic on Cameron or on the Beaverbrook Drive Extension is a situation which could affect all alternatives. One observation would be that with Sketch 7A, Cameron may well become so congested with local and community traffic that new motorists will not venture to use the street. However, we would not subscribe to this non-service rationale.

### Point 6

Sketch 6A and 8A should have a similar effect in this regard.

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Point 7

We agree with this comment.

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Point 8

We agree with the impact of this comment.

The Commission recommended the rejection of Alternatives 2 (Sketch 7 ) and Alternatives 3 (Sketch 8 ) and the adoption of Alternative 1 (Sketch 6 ). Alternative 1 (Sketch 6 ) has been amended to indicate the closure of Reese Street to vehicular traffic from the Beaverbrook Drive Extension to Sullivan Street. (Sketch 6A)

2.3 Burnaby Library Board

The Chief Librarian in correspondence dated 78 05 19 submitted the result of further consideration of the subject sub-area by the Burnaby Public Library Board.

The Library Board selected Alternative 3 (Sketch 8 ) as its preference. Two reasons cited for this preference were the need for a library to be oriented towards the commercial area (i.e. on the main axis to the town centre), and the desirability of having the library visible from a highly travelled street. These reasons would also apply to Alternative 2A (Sketch 7A) but not as well to Alternative 1A (Sketch 6A). The two-road access ability mentioned in support of Sketch 8A would also apply to Sketch 6A.

3.0 REVISED ALTERNATIVE PROPOSALS

In the light of further discussions and submissions made by the Advisory Planning Commission, the Parks and Recreation Commission, and the Library Board, each of the considered three alternatives has been marginally revised. The amendments essentially are the provision of a pedestrian walkway within the Reese Avenue right-of-way and the maintenance of a possible park use option for the area west of the library/recreation centre site. The alignment of the Beaverbrook Drive Extension has also been adjusted in the Sketch 7A alternative. The discussion of alternative proposals outlined in Section 4.0 of the previous report of the Planning Department dated 77 12 30 remains relevant and useful in this evaluative process. The main key strengths and/or weaknesses of each of these revised alternatives are indicated briefly.

3.1 Alternative 1A (Sketch 6A)

Advantages

Disadvantages

- a) Maintains land use options for the area west of the library/recreation centre site.
- b) Reduces traffic on Cameron Street and provides greater dispersal of total traffic volumes.

- a) Promotes through traffic in the area which has been strongly opposed by the Ratepayers Association.
- b) Affects the south side Sullivan Street residents the most.
- c) Provides a circuitous access into the Lougheed Mall and future commercial development from North Road.

### 3.2 Alternative 2A (Sketch 7A)

#### Advantages

- a) Affects the south side Sullivan Street residents the least.
- b) Represents the simplest traffic solution.

#### Disadvantages

- a) Restricts land use options for the area to the west of the library/recreation centre site.
- b) Cameron Street would carry the highest volumes of both local and community traffic and have a higher probability of traffic congestion.
- c) Cameron would be less amenable to pedestrian use in the vicinity of the library/recreation centre site than the other alternatives.
- d) The smooth Cameron to Beaverbrook Drive Extension linkage promotes through traffic in the area.
- e) Noel Drive between Cameron and Beaverbrook would eventually be the sole access to the apartment developments off Salish Court.

### 3.3 Alternative 3A (Sketch 8A)

#### Advantages

- a) Maintains land use options for the area west of the library/recreation centre site.
- b) Reduces traffic on Cameron Street and provides greater dispersal of total traffic volumes.
- c) Would not promote through traffic as much as the other two alternatives.

#### Disadvantages

- a) Would have some affect on the south side Sullivan Street residents but not as significantly as the Sketch 6A Alternative.

### 4.0 SPECIFIC GROUPS WITH AN INTEREST IN THE AREA (See Schedule I)

The following is a list of specific groups who have an interest in the determination of a revised community plan for the sub-area between Sullivan and Cameron:

1. Advisory Planning Commission
2. Parks and Recreation Commission
3. Library Board
4. Sullivan Heights Ratepayers Association
5. Resident Sub-group - Area "G" Apartments
6. Resident Sub-group - Noel Drive between Cameron and Beaverbrook
7. Resident Sub-group - South Side of Sullivan Street
8. Resident Sub-group - Lake City East and Burnaby 200
9. Burnaby residents in the north-east sector
10. Commercial/Loughood Mall interests
11. Commuter motorists discouraged

Our examination of these specific groups indicates that each of the three alternatives would be preferred by a number of groups. However, both Alternatives 1A (Sketch 6A) and 2A (Sketch 7A) are divergent solutions in that each of these two evidence a non-preference trend by a number of groups. Alternative 3A (Sketch 8A) would in our opinion represent a reasonable compromise for most groups.

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5.0 CONCLUSION

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The Advisory Planning Commission supports Alternative 2A (Sketch 7A). The Parks and Recreation Commission supports Alternative 1A (Sketch 6A). The Library Board supports Alternative 3A (Sketch 8A). As stated in a previous report, although all three alternatives are basically workable, Alternative 3A is considered best able to satisfy the main concerns, land use and traffic planning objectives, and the needs of the residents of the area in a reasonable and balanced manner. Alternatives 1A and 2A are generally more extreme solutions on an evaluative continuum and each would be strongly opposed or rated very low by certain community groups.

6.0 RECOMMENDATION

It is recommended that Council:

1. adopt Alternative 3A (Sketch 8A) for use as a guideline for the completion of Community Plan Area "G" for the sub-area between Sullivan and Cameron Streets, and
2. authorize the Planning Department to pursue any operational procedures necessary to complete this sub-area in accordance with the adopted Community Plan guidelines.

*A. L. Parr*  
A. L. Parr,  
DIRECTOR OF PLANNING.

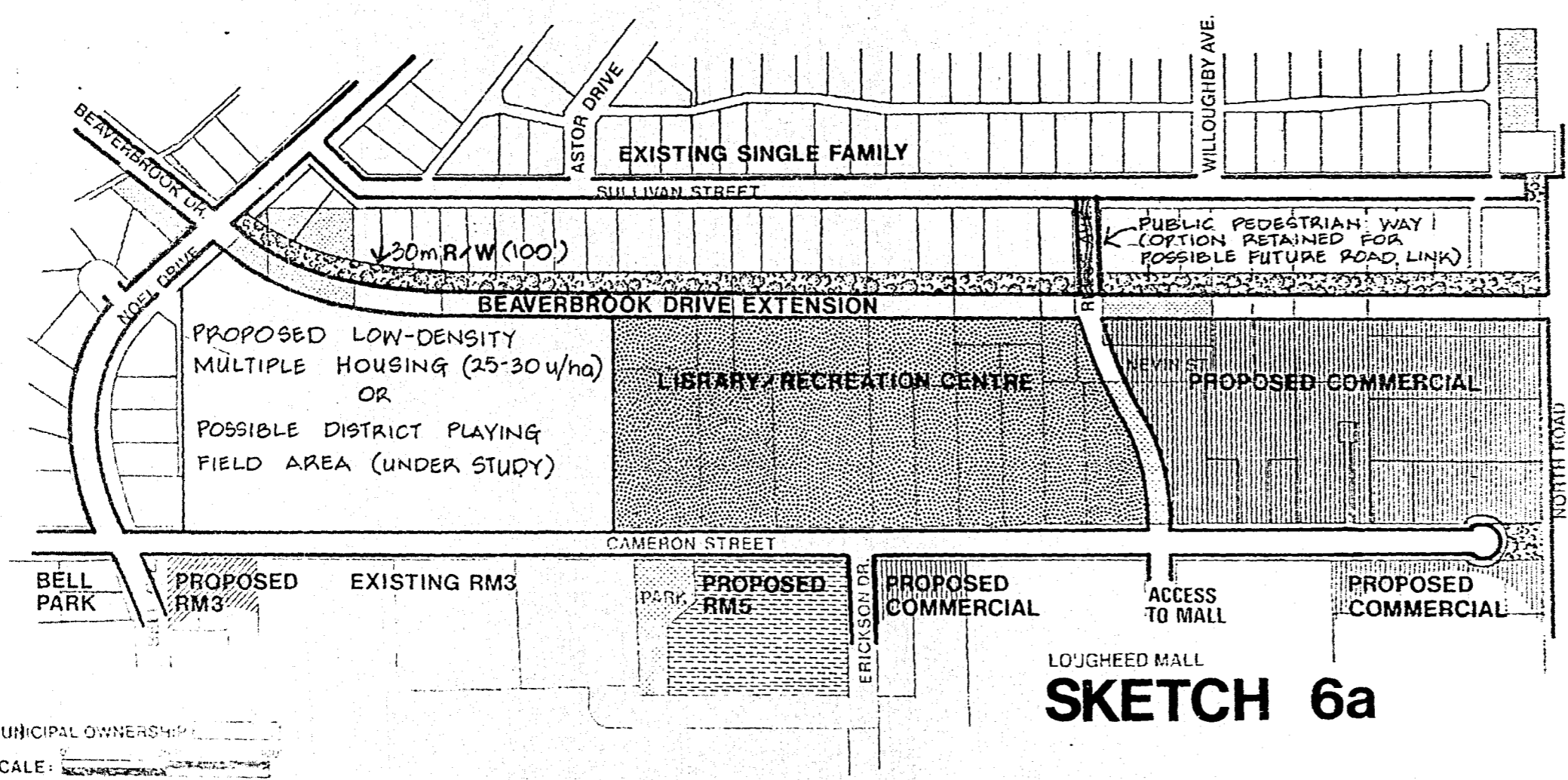
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- Attached - Submissions of the  
Advisory Planning Commission, the  
Parks and Recreation Commission, and the  
Library Board
- Report of Planning Department (Item 8, Manager's Report No. 4, Council Meeting 1978 01 16)
  - Sketches 6A, 7A, and 8A
  - Schedule I

- c.c. Municipal Engineer  
Chief Librarian  
Parks and Recreation Administrator  
Land Agent  
Director of Fire Services  
Municipal Clerk

# Revised Community Plan - Alternative 1a

CAMERON/SULLIVAN/NORTH/NOEL (PART OF AREA "G")



**SKETCH 6a**

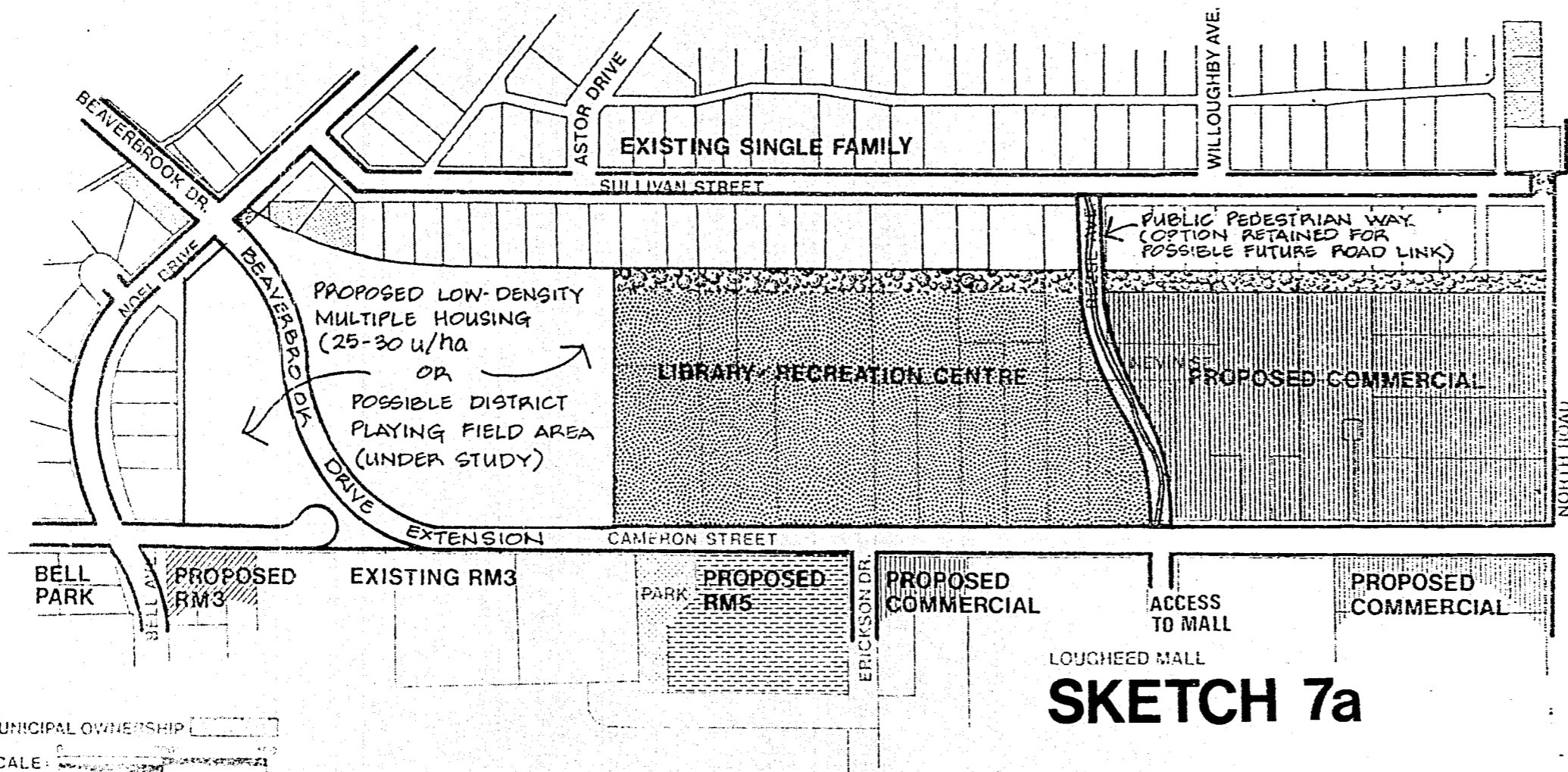
MUNICIPAL OWNERSHIP  
SCALE:

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# Revised Community Plan - Alternative 2a

CAMERON/SULLIVAN/NORTH/NOEL (PART OF AREA "G")



## SKETCH 7a

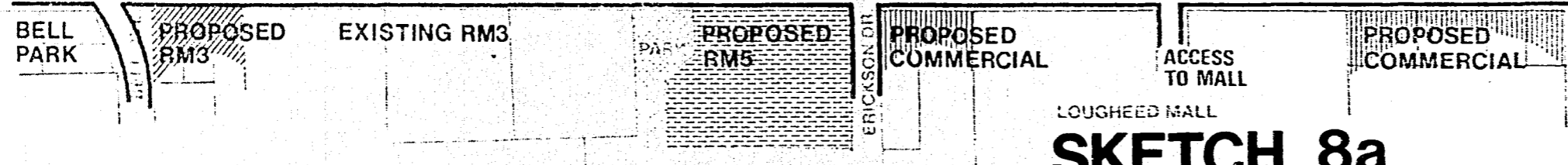
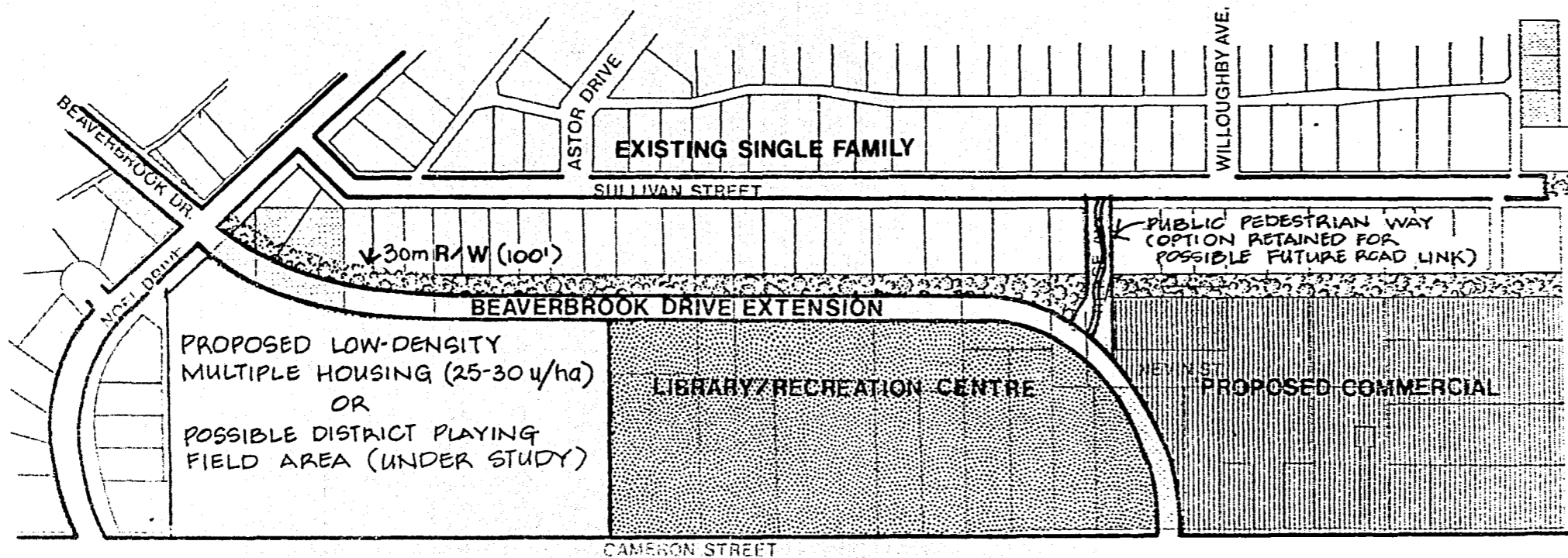
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# Revised Community Plan - Alternative 3a

CAMERON/SULLIVAN/NORTH/NOEL (PART OF AREA "G")



## SKETCH 8a

MUNICIPAL OWNERSHIP

SCALE: 1:1000

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1:15M  
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SCHEDULE I

GENERAL ESTIMATED VALUE STUDY

Any value study is by definition highly judgemental and its details are subject to different interpretation by different evaluating individuals. Specific groups such as appointed public commissions and boards and the larger resident groups may also be considered more important than others in assessing the value of the group opinion. However, a brief study such as this can be a useful evaluative tool as it does provide a general framework of relationships and an overall comparative pattern for the three alternatives. The estimated values represent the considered assessment of the Planning Department at this time.

The value notation used is:

- + indicates a preference trend
- 0 indicates a neutral or equivocal trend
- indicates a non-preference trend

	Specific Groups	Alternative 1a (Sketch 6a)	Alternative 2a (Sketch 7a)	Alternative 3a (Sketch 8a)
1.	Advisory Planning Commission	-	+	0
2.	Parks and Recreation Commission	+	-	0
3.	Library Board	-	0	+
4.	Sullivan Heights Ratepayers Association	-	0	0
5.	Resident subgroup - Area "G" Apartments	+	-	0
6.	Resident subgroup - Noel Drive between Cameron and Beaverbrook.	0	-	0
7.	Resident subgroup - South side of Sullivan Street	-	+	0
8.	Resident subgroup - Lake City East and Burnaby 200	0	-	0
9.	Burnaby residents in the north-east sector	+	-	0
10.	Commercial/Lougheed Mall interests	-	+	+
11.	Commuter motorists prevented	-	0	+

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REPORT  
Regular Council Meeting  
1978 May 29

THE CORPORATION OF THE DISTRICT OF BURNABY  
ADVISORY PLANNING COMMISSION

HIS WORSHIP, THE MAYOR  
AND MEMBERS OF COUNCIL

Madam/Gentlemen:

1. Proposed Revision to the Sub-Area between Cameron and Sullivan Streets,  
Community Plan Area "G"

Council, on 1978 January 16, referred Item 6, Municipal Manager's Report No. 4, 1978 along with the report of the Director of Planning to the Advisory Planning Commission for review and a subsequent report to Council.

The Commission first met to discuss the subject matter on 1978 February 16, at which time there were delegations present from the Sullivan Heights Ratepayers Association and the Lougheed Town Centre Community Association.

The Commission again met on 1978 April 27 to discuss the subject matter and again entertained the delegation from the Sullivan Heights Ratepayers Association and also Mrs. L. Mann of 9637 Cameron Street, Burnaby. The Commission held a further meeting on 1978 May 18, to discuss the subject matter.

Arising out of these meetings, the Advisory Planning Commission wishes to make the following recommendations:-

1. THAT alternative No. 2 (sketch 7), be approved for use as a guideline for the completion of Community Plan Area "G" with the understanding that Rease Avenue as shown on sketch 7, from Sullivan to Cameron Street, be maintained as a walkway, with the full right-of-way, until such time as the residents north of Cameron Street request construction of Rease Avenue;
2. THAT the Planning Department be requested to give consideration to the realignment of the proposed Beaverbrook extension as shown on sketch 7, further to the west, and maintain an adequate buffer for the existing single family dwellings on the east side of Noel Drive north of Cameron Street;
3. THAT the area east of the proposed Beaverbrook extension bounded by the library site to the east, Cameron Street to the south, and the existing single family dwellings on Sullivan Street to the north, be referred to the Parks and Recreation Commission for consideration of the development of a possible parksite in this area rather than the proposed low density multiple housing as shown on sketch 7;
4. THAT the area to the west of the proposed Beaverbrook extension be considered for possible park usage or maintained as an open green space;
5. THAT the matter of sewers to service the residents on the south side of Sullivan Street be given priority.

:- AGENDA (1978 05 29) Respectfully submitted,

:- COPY - MANAGER  
- PLANNING

- PARKS & REC. ADMIN.

- ENGINEER

- SECY-LIBRARY BOARD

Mr. G.H.F. McLean,  
Chairman

RDS/fj

ITEM 17  
MANAGER'S REPORT NO. 36  
COUNCIL MEETING 1978 05 08

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ITEM 27  
MANAGER'S REPORT NO. 44  
COUNCIL MEETING 1978 06 12

TO: MUNICIPAL MANAGER 1978 MAY 04

FROM: PARKS AND RECREATION ADMINISTRATOR

RE: PROPOSED REVISIONS FOR THE SUB AREA  
BETWEEN CAMERON AND SULLIVAN STREETS  
COMMUNITY PLAN AREA "G"  
(Item 8, Municipal Manager's Report 4, 1978)

At its meeting of 1978 February 01, the Parks and Recreation Commission received a copy of the above report referred by Council, and requested staff comments. The Commission again dealt with this matter at its meeting of April 19 and agreed to recommend Alternative #1 (Sketch 6) for use as a guideline for the completion of Community Plan Area "G" for the sub area between Cameron and Sullivan Streets.

In making this decision, the Commission almost exclusively addressed itself to the question of the amount of traffic to be generated on Cameron Street in front of the proposed recreation centre and at the corner of Cameron and Reese extended; both of which are seen as critical areas for the many pedestrians whom it is assumed will be using the centre. Points such as the following were considered by the Commission:

1. Sketch 6 would put the main traffic flow on Beaverbrook Drive extension, which is at the rear of the centre and could be well-buffered from the centre site. This is a desirable situation.
2. Sketch 6 would allow all mall traffic exiting to the North Road to proceed across Cameron Street on a direct flow through Reese, with all the turning movements to take place at the Reese-Beaverbrook intersection at the rear of the centre site. This will eliminate hundreds of turning movements at the critical Cameron-Reese corner. This is desirable.
3. Sketch 8 would have all traffic, whether it be local, through or mall, flow through and be involved in turning movements at the critical Cameron-Reese corner. This is not desirable.
4. Sketch 8 would probably channel traffic equally onto Beaverbrook and Cameron, thus providing heavy traffic flow on three sides of the centre site. This is undesirable.
5. In Sketch 8, by dividing the traffic equally along Beaverbrook and Cameron, it is anticipated that there would eventually be a further escalation of traffic on Cameron where because of the existing 800 homes congestion already exists with speeding problems, etc., which are difficult to control. The Commission believes that changes to the road pattern in this area should be designed in such a way as to lower the level of traffic and attendant problems on Cameron Street; because once the Library/Recreation Centre is constructed we expect a heavy pedestrian traffic flow including many children to be using the area immediately fronting the centre on Cameron.

Continued ...

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Re: Proposed Revisions for the Sub Area  
Between Cameron and Sullivan Streets - Cont'd. ITEM 27

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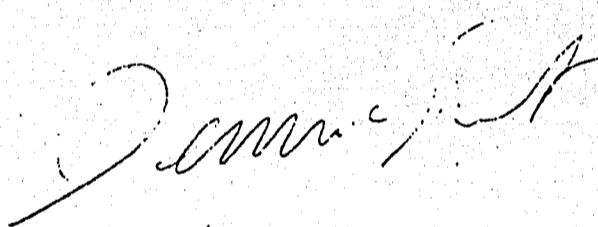
6. As pointed out in the Planning Department's portion of the captioned Manager's report, the Beaverbrook extension to North Road would reduce traffic on Cameron Street west of the mall and also on Noel Drive south of Beaverbrook Drive. This is desirable.
7. As shown in Sketch 7, the widening of Cameron Street to fourteen metres (46') would make the street less desirable for pedestrians.
8. The suggested alignment of Beaverbrook in Sketch 7 would result in the area to the west of the Library/Recreation Centre being divided. Since the possible use of this area for the provision of additional park facilities is currently under discussion between Parks and Planning staff, Alternative 7 is not recommended.

The Commission would therefore recommend the rejection of Alternatives 2 (Sketch 7) and 3 (Sketch 8); and the adoption of Alternative 1 (Sketch 6).

The Commission also discussed the desirability of retaining the Reese Street connector between Beaverbrook and Sullivan, as shown on Sketch 6, as a pedestrian and bicycle path, rather than a developed road for automobile use. The Commission would also recommend this point for Council's consideration.

RECOMMENDATIONS:

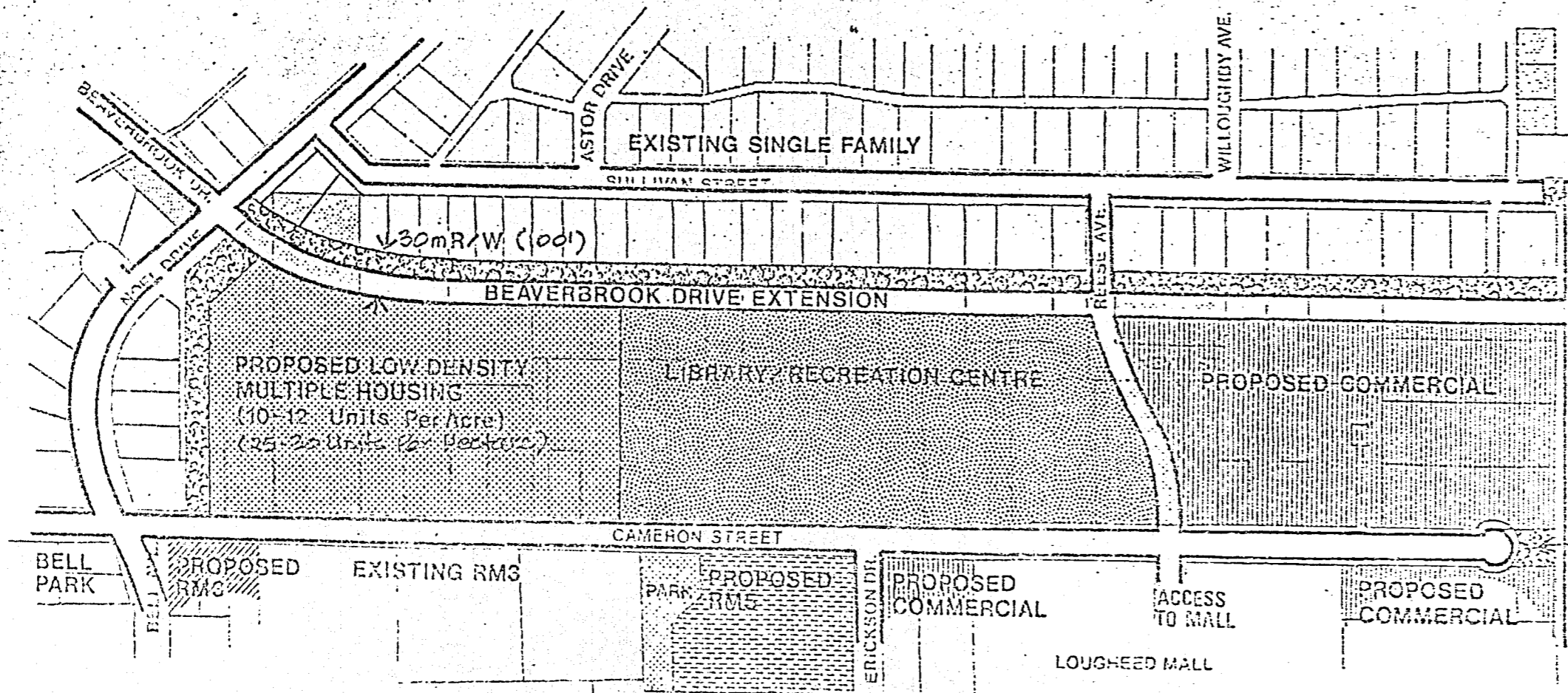
1. THAT Council approve Alternative #1 (Sketch 6) for use as a guideline for the completion of Community Plan Area "G" for the sub area between Sullivan and Cameron Streets.
2. THAT Reese Street be closed to vehicular traffic from Beaverbrook to Sullivan Street.



DENNIS GAUNT

# Revised Community Plan - Alternative 1

CAMERON / SULLIVAN / NORTH / NOEL (PART OF AREA "G")



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DRAFT (11/10/78)

*OPTION CLOSURE*

MUNICIPAL OWNERSHIP   
 SCALE: 1:1000

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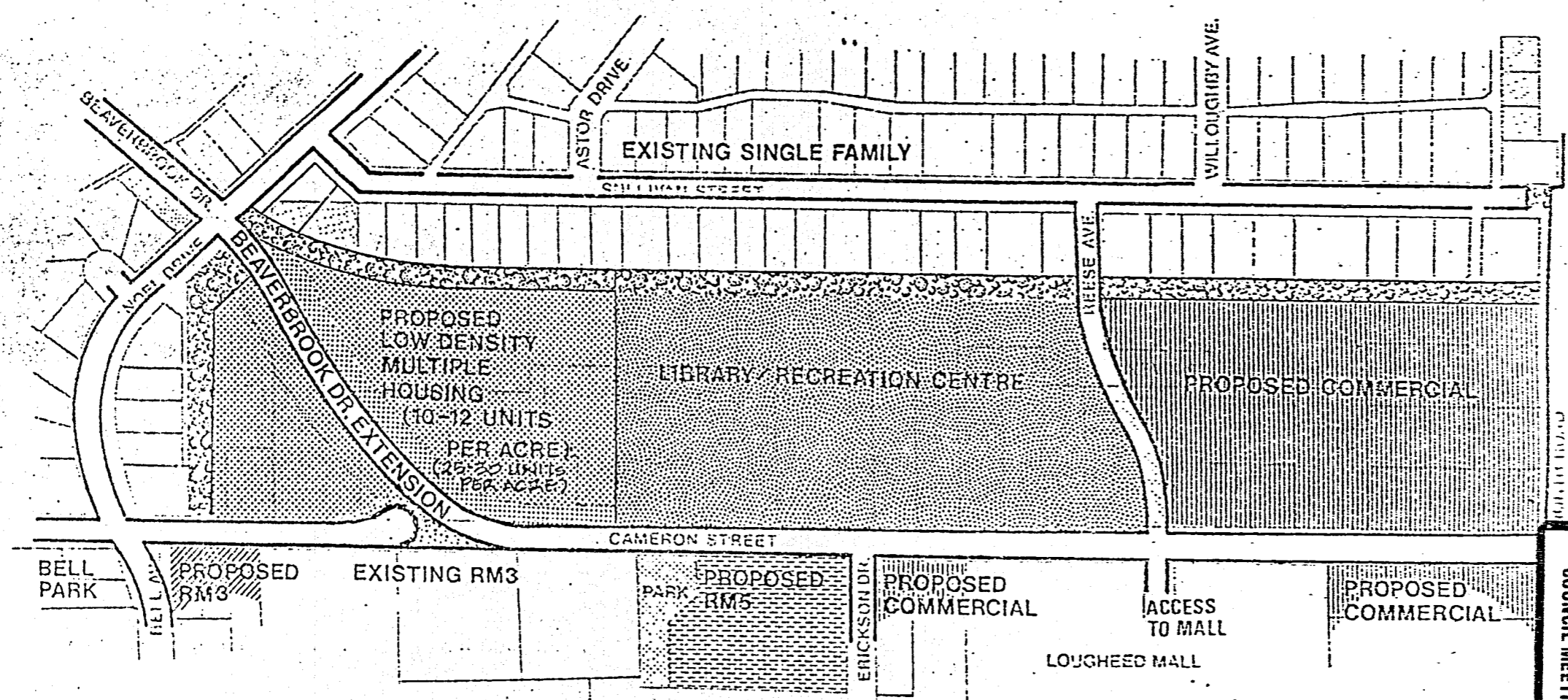
ITEM 5  
 ADMINISTRATOR'S REPORT NO. 10  
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SKETCH G

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# Revised Community Plan - Alternative 2

CAMERON/SULLIVAN/NORTH/NOEL (PART OF AREA "G")



MUNICIPAL OWNERSHIP  
SCALE: 1" = 100'

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ADMINISTRATOR'S REPORT NO. 10  
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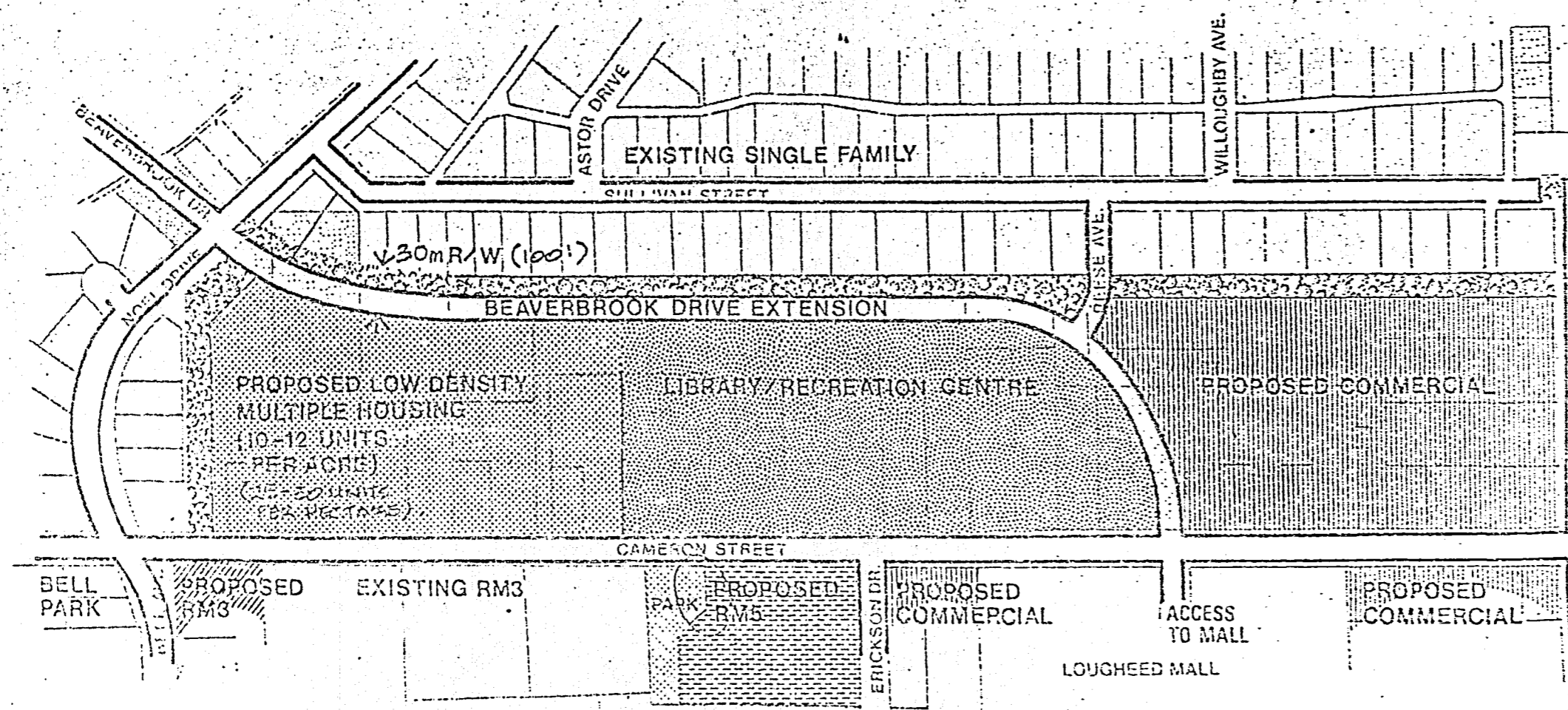
SKETCH 7

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# Revised Community Plan - Alternative 3

CAMERON/SULLIVAN/NORTH/NOEL (PART OF AREA "G")



MUNICIPAL OWNERSHIP

SCALE

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ADMINISTRATOR'S REPORT NO. 10

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SKETCH 8204

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CORRESPONDENCE AND PETITIONS  
Regular Council Meeting  
1978 May 29

## Burnaby Public Library

Chief Librarian Bryan L. Bacon

Mayor and Aldermen  
The Corporation of the  
District of Burnaby  
4949 Canada Way  
Burnaby, BC  
V5G 1M2



Your Worship, Aldermen:

1978 May 19

At its meeting held 1978 May 18, the Burnaby Public Library Board gave further consideration to the proposed revision for the sub area between Cameron Street and Sullivan Street (Community Plan Area "G").

The Library Board felt that since it was necessary for the library to be oriented towards the commercial area, and because it is desirable for the library to be visible from a highly travelled street, and since it is also desirable that people using the library have access from both streets, the Library Board selected Sketch 8 (Revised Community Plan Alternative 3) as its preference.

The Library Board requested, by motion, that this be brought to the attention of Municipal Council.

Yours respectfully,

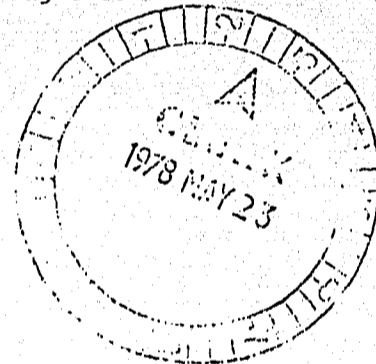
Bryan L. Bacon,  
Chief Librarian and  
Secretary to the Board.

mk

:- AGENDA (1978 05 29)

:- COPY-MANAGER

- PLANNER
- PARKS & REC. ADMIN.
- ENGINEER
- SECY-A.P.C.



~~ITEM 8  
MANAGER'S REPORT NO. 4  
COUNCIL MEETING 1978 01 16~~

Re: PROPOSED REVISIONS FOR THE SUB-AREA BETWEEN CAMERON  
AND SULLIVAN STREETS  
COMMUNITY PLAN AREA "G"

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Following is a report from the Director of Planning regarding proposed revisions to a sub-area within Community Plan Area "G".

RECOMMENDATIONS:

1. THAT alternative #3 (sketch 8) be approved for use as a guideline for the completion of Community Plan Area "G" for the sub-area between Sullivan and Cameron Streets; and
2. THAT the Planning Department be authorized to pursue any operational procedures necessary to complete this sub-area in accordance with the adopted Community Plan guidelines; and
3. THAT a copy of this report be sent to the Sullivan Heights Ratepayers' Association and to Mrs. L. E. Mann, 9637 Cameron Street, who by her past correspondence to Council has expressed an interest in this matter.

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PLANNING DEPARTMENT  
1977 DECEMBER 30

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
SUBJECT: PROPOSED REVISIONS -  
SUB-AREA BETWEEN CAMERON AND SULLIVAN  
COMMUNITY PLAN AREA "G"

1.0 BACKGROUND

On 1977 March 07, the Planning Department was authorized by Council to undertake a review of the portion of the Community Plan Area "G" encompassing the sub-area generally bounded by Sullivan Street, North Road, Cameron Street, and the Stoney Creek Trail/Park. (Hereafter referred to as "Sub-Area"). A proposed resolution "THAT the Beaverbrook extension be eliminated from the Community Plan and that Cameron Street should be created as a wider road with a new connection from Beaverbrook to Cameron Street" was also referred to the Planning Department for review. On 1977 December 12, Council adopted recommendations which firmly established the basic operational procedures towards the establishment of the North-East Burnaby Library/Recreation Centre Complex on the designated Cameron/Reese site.

This report outlines the detailed analyses carried out by the Planning Department on the land uses and traffic situation relevant to the sub-area. Traffic counts provided by the Municipal Engineer have assisted in identifying the area's existing traffic patterns.

Three alternative solutions for the sub-area are discussed and evaluated in the light of the area's current state of development with due consideration being given to the residents' comments and concerns; balancing these against the needs of the overall community.

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Re: Community Plan Area "G"  
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## 2.0 AREA CHARACTERISTICS

### 2.1 Land Use

Council adopted the Community Plan Area "G" and "H" which is dated 1970 July 13 as described in the attached sketches 1 and 2 as the Community Plan for the area. Since then, most of the proposed apartment developments between Cameron Street and the Loughheed Highway have been constructed except the high-rise site at Erickson/Cameron which has been rezoned, and a potential small 3-storey apartment site at Bell/Cameron which still requires rezoning.

The subject sub-area lies between the apartments and Loughheed Mall to the south of Cameron; and the Lyndhurst single-family neighbourhood to the north of Sullivan. This sub-area has been the subject of further discussion in the past few years. Except for a few single-family dwellings, the major portion of the sub-area is still undeveloped. Council has now endorsed the Library/Recreation Complex Site at Cameron/Reese. The attached Sketch 3 is an updated Land Use Map of the area under discussion.

Other developments that have a bearing on the sub-area are the Lake City East Cluster housing neighbourhood and the future Burnaby 200 residential development to the west of the sub-area.

### 2.2 Traffic Patterns

As a result of the road closure of Sullivan, David, and Casewell Streets at North Road as authorized by Council in early 1975, traffic in the area is channeled through Cameron Street, Bell Avenue and the portion of Noel Drive south of Beaverbrook Drive (see Sketch 4).

Some of the implications of the traffic data are as follows (see Sketch 5):

- Traffic Volume counts on Cameron Street and Bell Avenue have indicated detailed fluctuations since 1976 January, but have evidenced an overall stable pattern.
- Traffic Volumes on Broadway and Norcrest Court are increasing rapidly since the extensions were opened. The 24 h 2-way traffic counts for Broadway at North Road as of 1977 December 01 is 8,844 while the respective counts for Norcrest at Broadway as of 1977 November 17 is 1,003.
- The traffic counts indicate that traffic into and out of the Lake City East area accounts for about 89% of the northbound and 51% of the southbound traffic on Noel (see Sketch 5 - counts f and g.)
- The turning movements between Cameron Street and Noel Drive account for about half of the total volume of traffic at the Cameron/Bell/Noel intersection.
- The traffic volumes on Sullivan Street and Noel Drive north of Beaverbrook Drive are almost equal (see Sketch 5, counts d and e). Through traffic to/from Broadway via Norcrest is increasing but the total traffic volumes would not appear to be of serious concern as yet.
- The volume of eastbound traffic on Cameron Street is higher than westbound.
- More than half of the total traffic volume at the Cameron/Mall intersection is associated with vehicles entering and exiting the mall.

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### 3.0 REVISION OF THE COMMUNITY PLAN

As originally intended in the Community Plan of 1970 July 13, the revised plan for the sub-area generally pursues the determination of an appropriate revised street pattern together with recommendations on adjacent land uses. The following objectives are formulated to serve as guidelines for the proposals. 208

#### 3.1 Objectives for revised proposals

- to adequately accommodate traffic associated with the existing and future development in the area.
- to carry traffic associated with the Loughheed Mall, other town centre destinations, the Lake City East Area and other proximate subsidiary residential neighbourhoods more efficiently through the area while minimizing the amount of disturbance caused to abutting residential uses.
- to discourage east-west through traffic (which would like to bypass the portion of Loughheed Highway between North Road and Bell Avenue) from infiltrating the area.
- to complement the adjacent land uses. The sub-area is a transitional area between the higher density apartments and commercial areas, and the established single-family area primarily to the north.
- to provide a level of Community services and facilities consistent with the area to be served.
- to alleviate the eventual dependence of the Sullivan Heights Area on Noel Drive at Beaverbrook as the sole entry point to this single-family dwelling area through the construction of an appropriately designed Reese Avenue connector between Cameron and Sullivan Streets.

### 4.0 ALTERNATIVE PROPOSALS

#### 4.1 Road Pattern Proposals

Out of the analysis of the situation, three differing alternatives emerged as worthy of serious consideration. We would also briefly note that a fourth alternative is one of virtually no change to the existing road pattern, a variant of Alternative 2. However this 'no change' option would concentrate heavy community traffic on Cameron and especially on the stretch of Noel Drive between Cameron and Beaverbrook. It may not be advisable to construct Reese Avenue in this case since short cutting may be possible to Beaverbrook via Sullivan Street.

The three considered alternatives are detailed and discussed as follows.

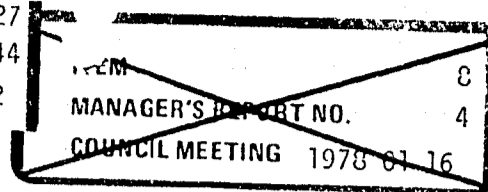
##### 1. Alternative 1 (Sketch 6)

This alternative is essentially the one outlined in the original adopted Community Plan Area "G" and "H". The inclusion of the approved Cameron/Reese Library/Recreation Centre site is the only significant land use adjustment.

The proposal basically involves the construction of the Beaverbrook Drive Extension to a 14.0 meters (46 feet) wide standard connecting Beaverbrook Drive with North Road in an east-west alignment directly south of the

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existing 37.2 m (122 ft.) deep single-family dwelling lots fronting on to Sullivan Street. A landscaped buffer zone would be established within the proposed road right-of-way from the south property line.

The Beaverbrook Extension would reduce traffic on Cameron Street west of the Mall and on Noel Drive south of Beaverbrook Drive as a high percentage of the traffic using these streets at present is associated with the Lake City East Community and the Commercial area. The new road would function as a physical boundary between the single-family Sullivan Heights neighbourhood and the multi-family dwelling area while providing an improved access for the Lake City East residents.

However, the extension of Beaverbrook Drive on to North Road would invite the opportunity for more east-west through traffic filtration. At the same time, Reese Avenue would have to accommodate 3 intersections at close proximities. There is also a possibility for Sullivan Street to be used by traffic from the Lake City East Community if the Noel-Beaverbrook intersection is not too efficient.

The option to close Cameron Street at North Road would create a dual system in which local traffic uses Cameron while through traffic is channeled to Beaverbrook Extension. However, this would generate some difficulties for Mall traffic entering off and exiting to North Road.

In the light of the studies to date, Alternative 1 is evaluated as the third choice of the three outlined alternatives.

## 2. Alternative 2 (Sketch 7)

This alternative introduces a direct diagonal road link between Beaverbrook Drive and Cameron Street. The Cameron Street right-of-way would be widened by 4.2 m (14 feet) on the north side for the eventual widening of the existing 11.0 m (36 ft.) wide standard to a minimum 14.0 m (46 ft.) wide standard to accommodate the expected traffic volumes.

This alternative would concentrate local and community traffic on to Cameron Street, which already has to accommodate the 'in' and 'out' traffic movements from the three 3-storey apartments, the high-rises via Erickson Drive, as well as the Loughheed Mall. In light of the future development of property abutting Cameron Street, additional local traffic would also be generated. Furthermore, the widening of Cameron Street to 14.0 m (46 ft) would make the street less desirable for pedestrians.

The Beaverbrook Extension would channel traffic between Lake City East and Cameron Street away from the single-family dwellings fronting on Noel Drive south of Beaverbrook Drive. Traffic safety considerations require that Cameron Street be cul-de-saced at the junction of the Beaverbrook Extension and Cameron Street (see Sketch 7). Noel Drive between Cameron and Beaverbrook in order to accommodate two lanes of traffic would either preclude resident on-street parking on this 8.5 m (28 ft.) wide street, or require the widening of this stretch of Noel Drive to 11.0 m (36 ft.)

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Alternative 2 is evaluated as the second choice of the three outlined alternatives.

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### 3. Alternative 3 (Sketch 8)

This proposal provides a road link constructed to a minimum 11.0 m (36 ft.) wide urban road standard between Beaverbrook Drive and the Mall first in an east-west alignment south of the existing single-family dwellings fronting on to Sullivan Street, then bending south along the east side of the future Library/Recreation Centre. This alternative disperses traffic on to both Cameron and the new road link, and responds to the main desirable traffic destinations indicated by the traffic count survey.

According to the analysis of the traffic counts, the new road would alleviate more than 60% of the traffic from Noel Drive south of Beaverbrook Drive, and about 50% from Cameron Street west of the Mall access. Cameron Street and Noel Drive south of Beaverbrook Drive would thus remain more local oriented while the Beaverbrook Extension would handle the community dispersion without creating new opportunities for undesirable commuter traffic as in Alternative 1. The redirected access of Reese Avenue would also decrease the possibility of having non-local traffic on Sullivan Street.

This alternative is evaluated as the most appropriate solution for this area.

### 4.2 Land Uses Related to Alternative Road Pattern Proposals

1. In all of the three proposals, low density multiple housing at 25/30 units per hectare (10/12 units per acre) as outlined in the original community plan, is recommended for the parcel of land to the west of the future Library/Recreation Centre. The scale of building will be compatible with the single-family dwellings to the north. This would serve as a logical transition zone between the higher density apartment dwellings and the single-family dwellings to the north and the west.
2. For the parcel east of the Library/Recreation Centre, commercial uses are recommended as it is adjacent to commercial and institutional uses with an urban arterial immediately east of it. Appropriate landscaped buffering and screening will be required along the northern edge of this commercial precinct adjacent to existing single-family dwellings. This again reaffirms the original community plan.

### 4.3 Comments of Sullivan Heights Ratepayers Association

Area resident groups primarily various Strata Corporations were invited to comment on the Community Plan for the sub-area. The Sullivan Heights Ratepayers Association is the only resident group that has expressed its views to date.

The Sullivan Heights Ratepayers Association's submission (see attachment) dated 1977 March 25 was referred by Council to the Planning Department for consideration within the context of the detailed review of the portion of Community Plan Area "G" generally between Sullivan and Cameron Streets. The Association's sketch is generally similar to the recommended Alternative 3 (see Sketch 8) with the exception of

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the suggestion of a new row of R2 zoning or duplexes for the area between the properties fronting on to Sullivan Street and the proposed Beaverbrook Extension. However, as discussed in the original Community Plan, the provision of a 13.5m (44 feet) wide landscaped buffer zone is considered appropriate for the community at large as well as for the protection of the existing single-family dwellings. Also as shown in Sketch 8 additional land is required for the Library/Recreation Centre site. The minimum road width standard for the extension would be 11.0 m (36 feet) which would accommodate two flowing traffic lanes, proper streaming of traffic in particular at intersections, and appropriate bus stops.

As for the area west of the Library/Recreation Centre Site, low density multi-family dwellings at 25/30 units per hectare (10/12 units per acre) as discussed in the previous section, is recommended. This will allow for the development of residences at a scale and density similar to duplexes as desired by the Association. This indicated Comprehensive Development approach would allow for the provision of greater buffer zones and landscaping in particularly sensitive areas of the residential sites, more easily handled grouped vehicular accesses on to surrounding public streets, and a suitable transitional scale of development between the apartments south of Cameron and the existing single-family areas to the north and to the west. For the area east of the Library/Recreation Centre Site, we would agree with the Association that appropriate buffering should be provided between the proposed commercial area and the existing single-family dwelling lots on the south side of Sullivan.

The results of the traffic study suggest that all three alternatives would be expected to significantly reduce traffic on the stretch of Noel Drive between Cameron and Beaverbrook. The closure of Noel Drive south of Beaverbrook as noted by the Association would result in inconvenience to the rest of the neighbourhood, especially to the north-south traffic utilizing Bell Avenue. It is recommended that Noel Drive remain open to retain the possibility of having a greater dispersion of traffic to reduce unwarranted volumes on any one street, and greater overall flexibility in the road network for this area.

Any required traffic control devices at the Beaverbrook/Noel intersection would be established under traffic warrants based on the actual measured traffic volumes. Pedestrians from the Sullivan Heights subdivision would use the Beaverbrook/Noel and Beaverbrook/Reese (Sketch 8) intersections and due consideration would be given to the establishment of appropriate traffic control devices based on actual pedestrian usage and traffic volumes.

Detailed appropriate alignments for any required sanitary sewers to serve the sub-area between Sullivan and Cameron including the existing homes on the south side of Sullivan Street would be determined by the Engineering Department only after a definite community plan is adopted by Council for this sub-area.

With respect to the comment on the Norcrest/Broadway intersection, we would inform Council that the guideline plan for the area in the vicinity of the Broadway Extension as adopted by Council, indicates the eventual closure of

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Norcrest at Broadway at that future date when the Broadway Extension is upgraded to its final standard which necessitates the provision of extensive fill areas.

#### 4.4 Summary

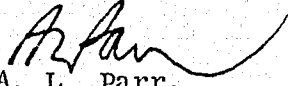
In summary, the Planning Department in outlining the three alternative proposals has attempted to carefully consider the community plan objectives as well as the comments expressed by citizens. Although all three alternatives are basically workable, Alternative 3 is considered best able to satisfy the main concerns and land use and traffic planning objectives while balancing the needs of the residents of the area. This alternative indicates the connection of Beaverbrook Drive with the Lougheed Mall access at Cameron Street. The designation of low density multi-family development at 25/30 units per hectare (10/12 units per acre) for the area west of the Library/Recreation complex, and of commercial uses for the area to the east of the Library/Recreation complex is common to all three alternatives.

#### 5.0 RECOMMENDATION

It is recommended THAT Council:

- 5.1 adopt Alternative 3 (Sketch 8) for use as a guideline for the completion of Community Plan Area "G" for the sub-area between Sullivan and Cameron Streets, and
- 5.2 authorize the Planning Department to pursue any operational procedures necessary to complete this sub-area in accordance with the adopted Community Plan guidelines.

KI: LC: ea

  
A. L. Parr,  
DIRECTOR OF PLANNING

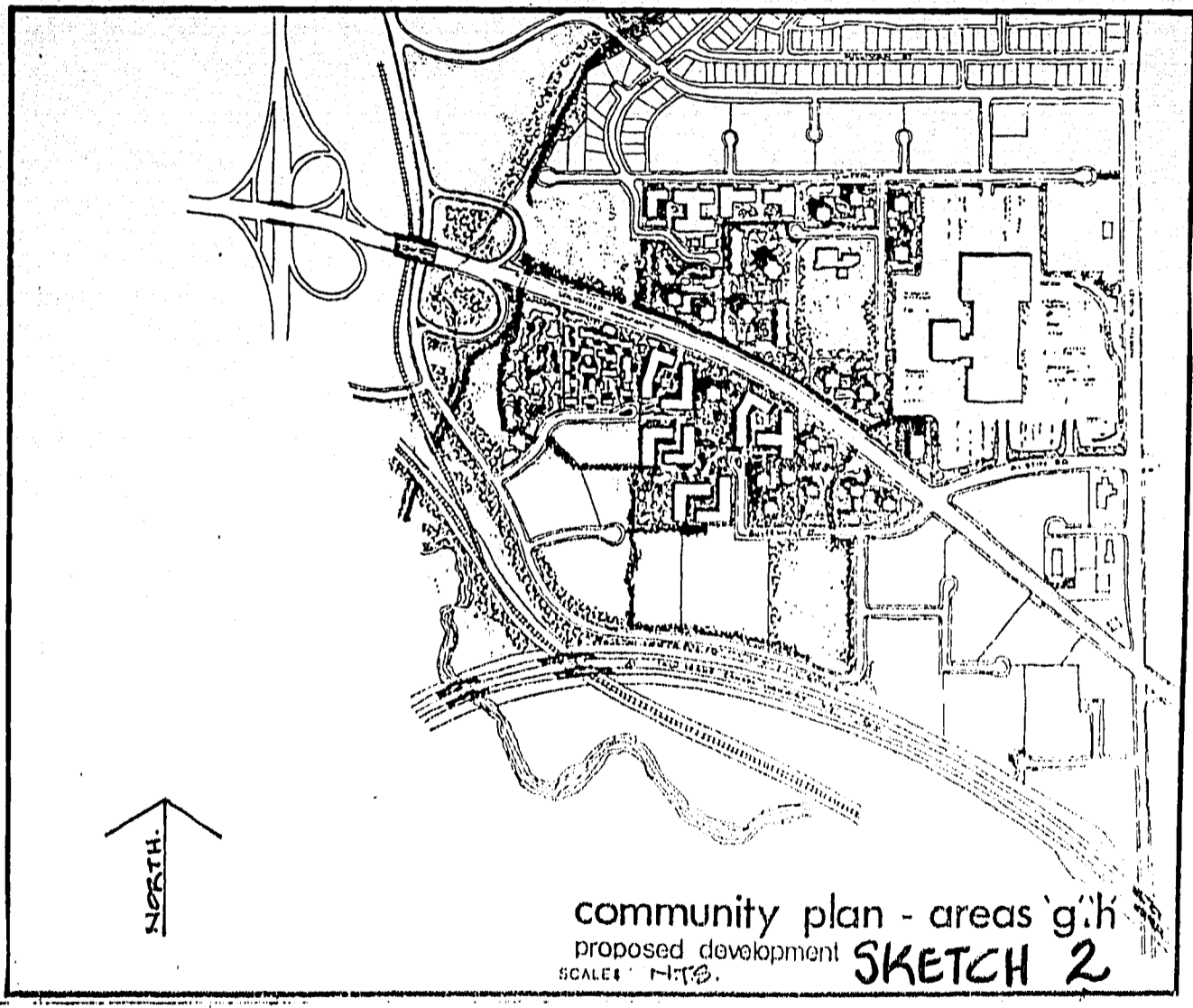
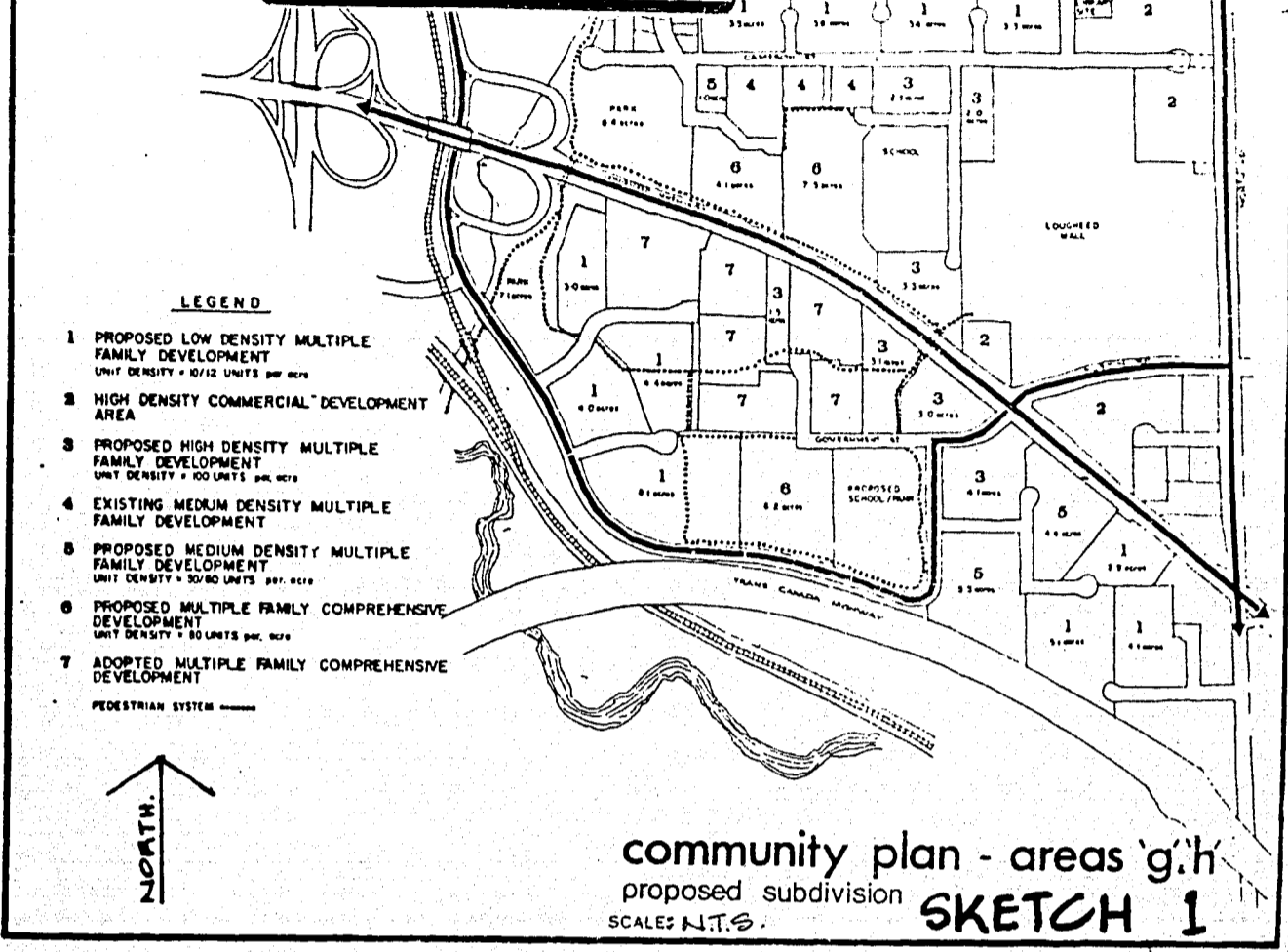
Attached - Sketches 1 to 8  
- Ratepayers Association Submission

c.c. Land Agent  
Municipal Engineer  
Parks and Recreation Administrator



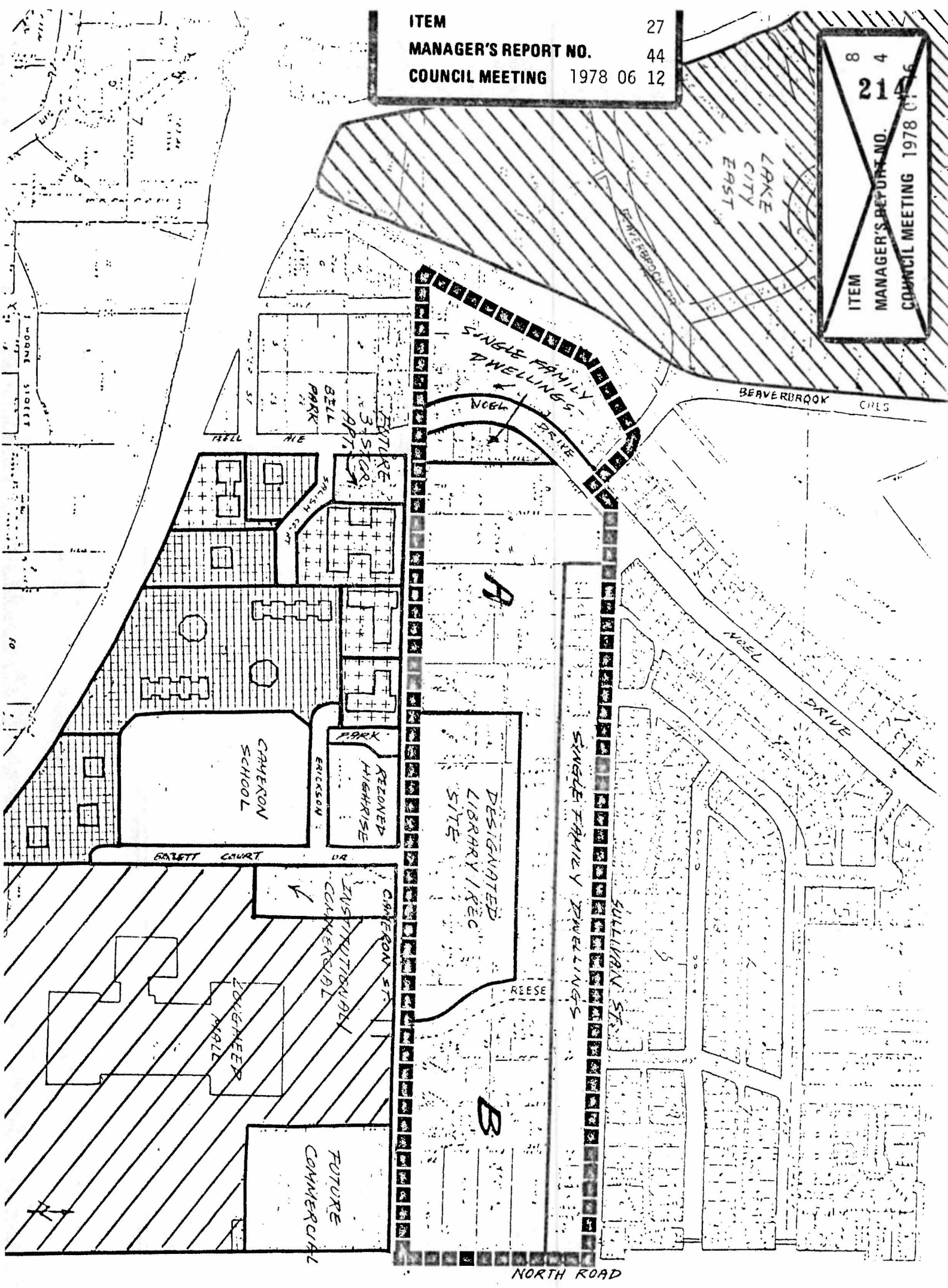
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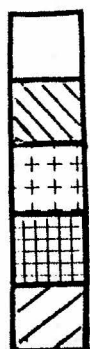


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LEGEND



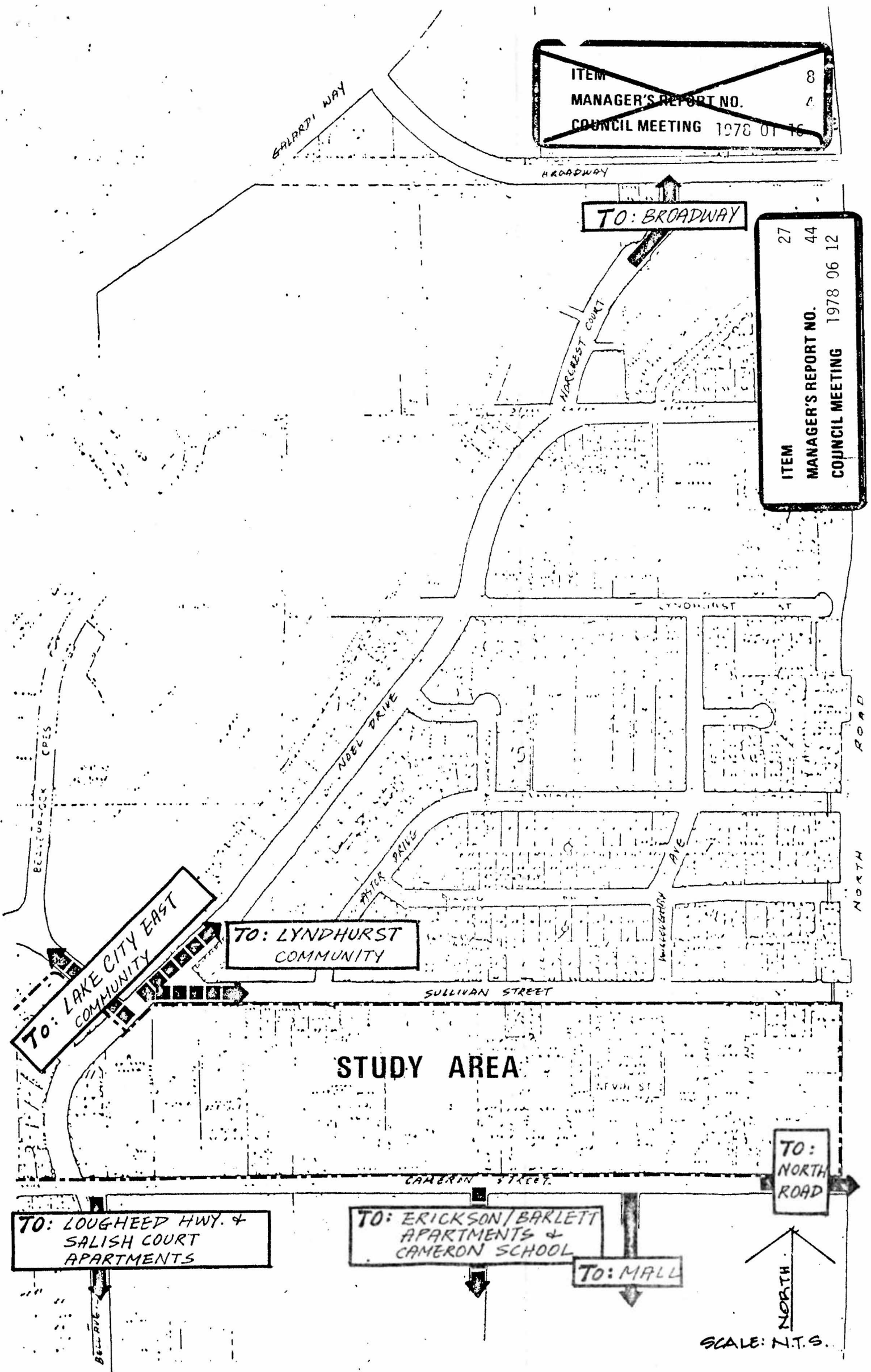
SINGLE FAMILY DWELLINGS / PARKS / SCHOOL & OTHERS  
 TOWNHOUSES / CLUSTER HOUSING  
 3-STOREY APARTMENTS  
 HIGHRISES  
 COMMERCIAL USES.

SKETCH 3

A & B PARCELS OF LAND UNDER

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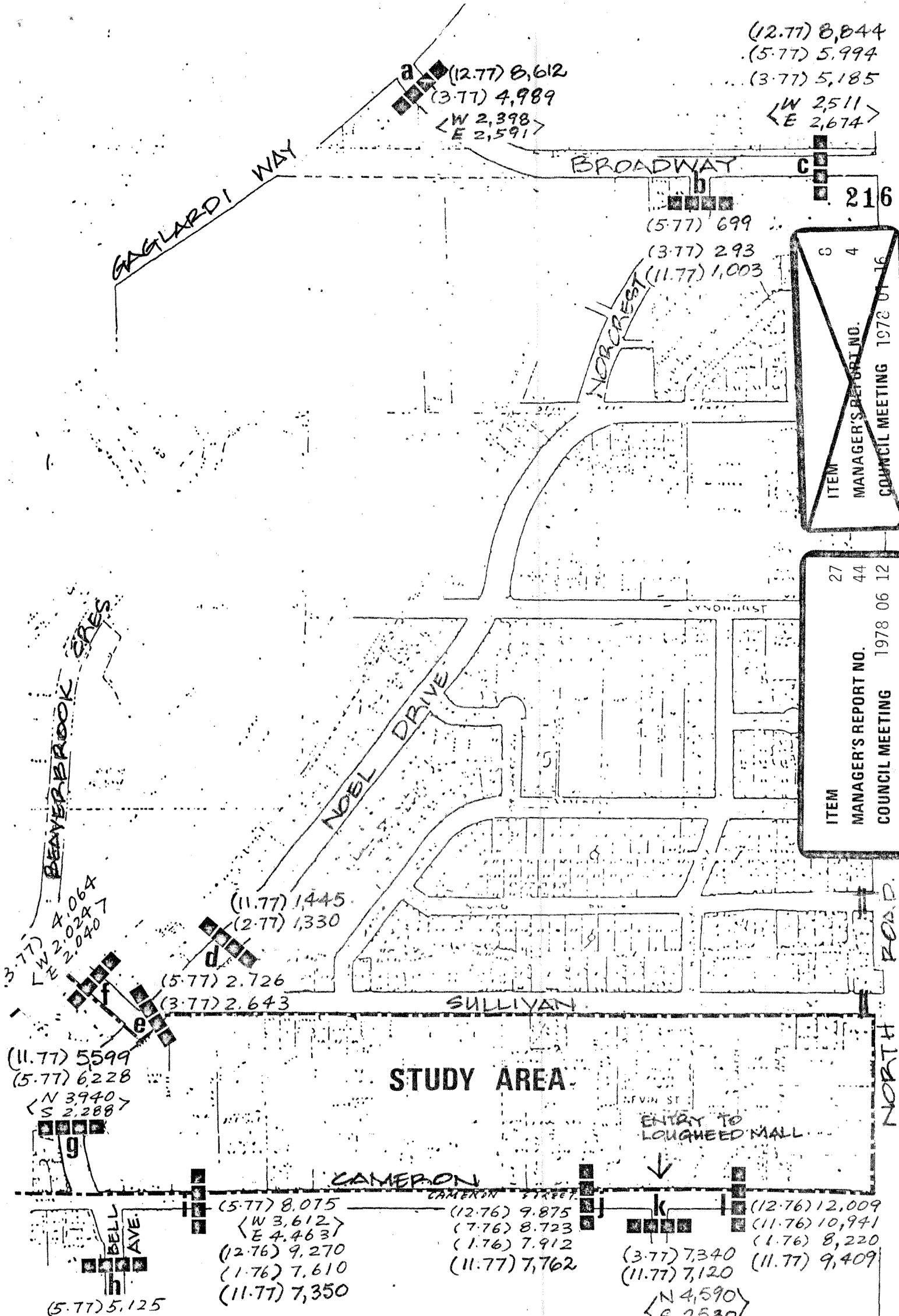
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ACCESS TO NEIGHBOURHOOD

ACCESS TO MALL AND MAJOR STREETS

SKETCH 4



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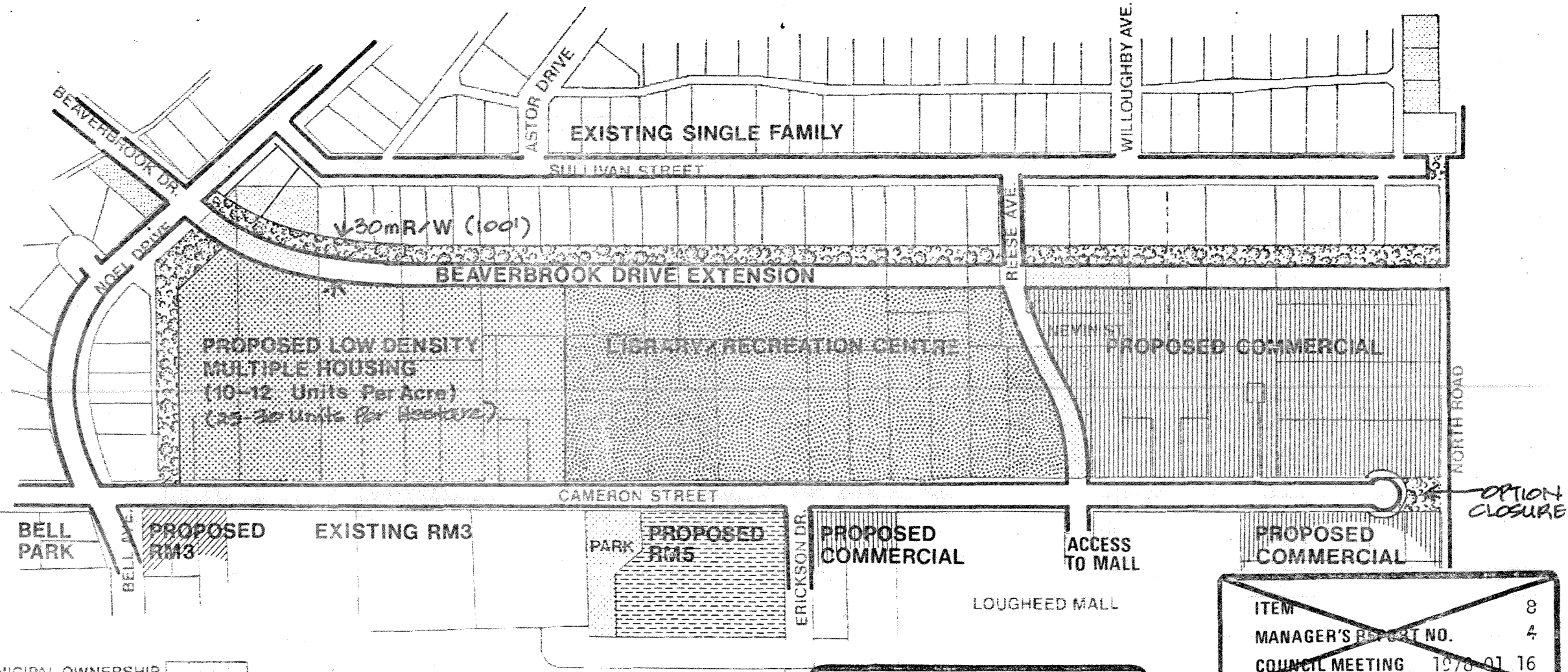
**LEGEND**  
 (DATE) TOTAL TRAFFIC COUNT, BOTH WAYS - 24 HR.  
 <TRAFFIC IN EACH DIRECTION>

NORTH ↑  
 SCALE: N.T.S.

**SKETCH 5**

# Revised Community Plan - Alternative 1

CAMERON/SULLIVAN/NORTH/NOEL (PART OF AREA "G")



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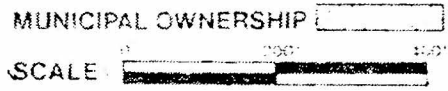
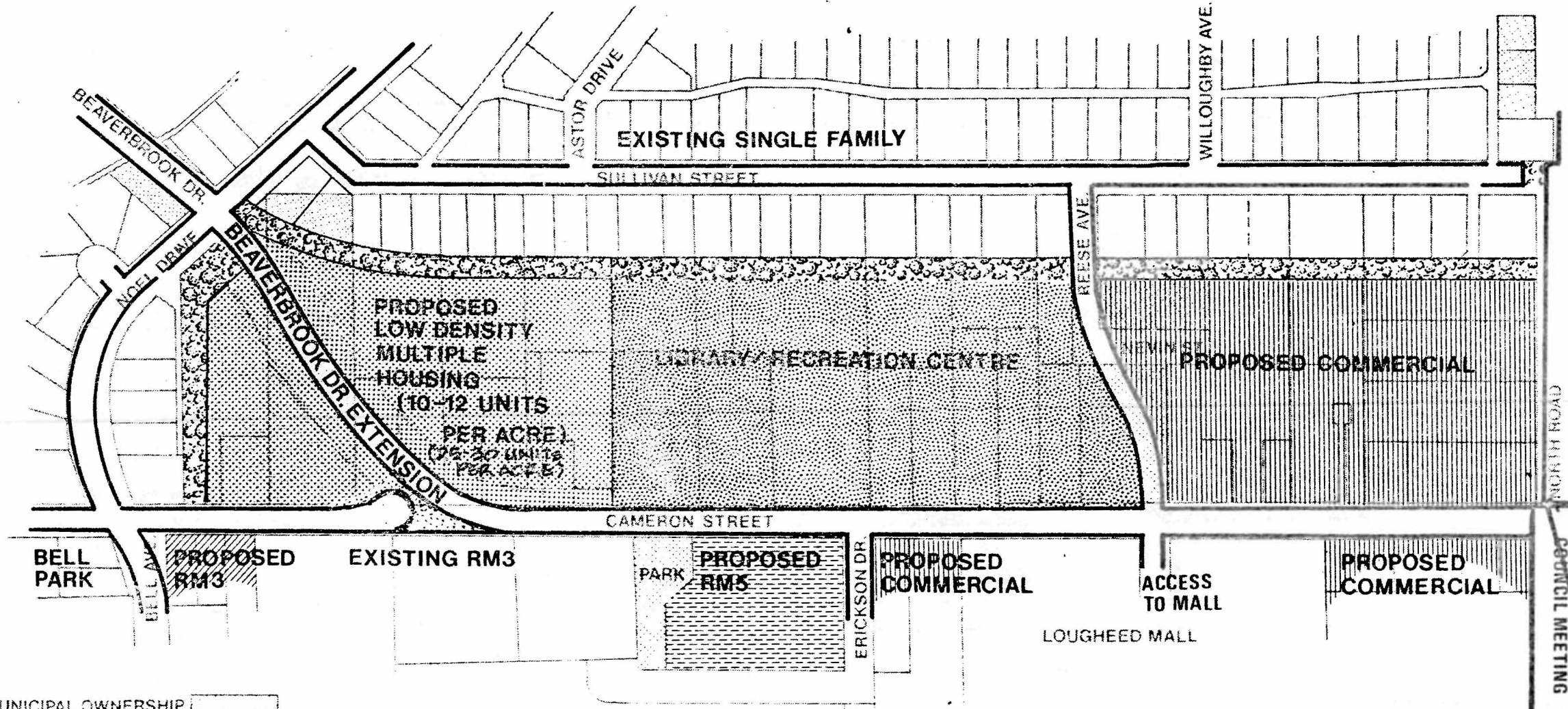
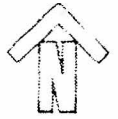
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SKETCH 6

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# Revised Community Plan - Alternative 2

CAMERON/SULLIVAN/NORTH/NOEL (PART OF AREA "G")



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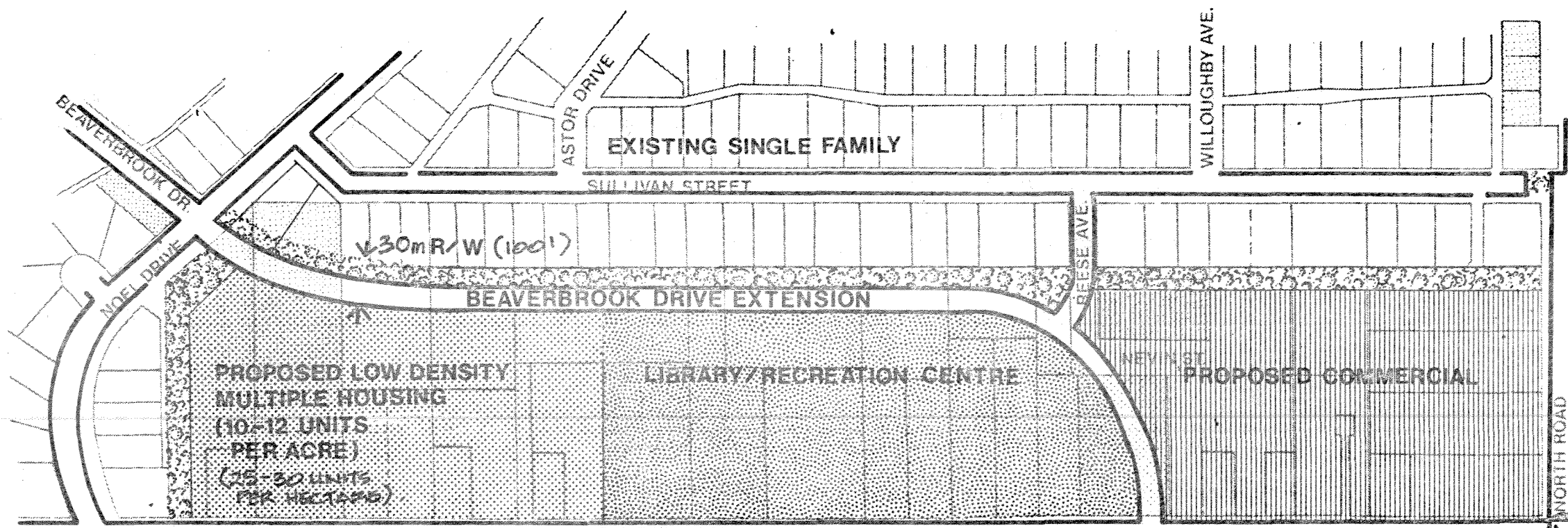
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# Revised Community Plan - Alternative 3

CAMERON/SULLIVAN/NORTH/NOEL (PART OF AREA "G")



MUNICIPAL OWNERSHIP  
 SCALE: 0' 200' 400'

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SKETCH 8

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~~April 4, 1977~~

FILE: AREA "G"

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March 29, 1977.

Mayor Constable and Council Members  
Municipal Hall  
4949 Canada Way  
Burnaby, B.C.

Mayor and Council;

RE: Sullivan Heights Ratepayers Association Recommendations  
with reference to Community Plan G.

As we suggested at the March 14, 1977 Council meeting, the SHRA hoped to forward our recommendations for land use and road patterns in the area bounded by North Road, Cameron St., Noel Drive, and Sullivan Street.

At our March 23, 1977 general meeting, the approximately 60 members attending passed certain motions to be sent as suggestions or recommendations to Council. They are quite similar to those we suggested in a letter dated March 15, 1974. Some additions have been made to include the recently proposed library-recreation center complex on Cameron. Motions follow below:

- A) That Beaverbrook be extended as suggested on March 13/74. (Up the center to an "L" turn into the Mall.)
- B) That the extension be two lanes, no wider than Sullivan Street.
- C) That land between the extension and the existing homes on the South side of Sullivan either:
  - 1. Remain zoned R2
  - 2. Be rezoned to two family units (duplex)
  - 3. Be a combination of 1 & 2 above.
- D) That land between the extension, existing homes on the East side of Noel, Cameron, and the library-rec center site either:
  - 1. Be rezoned parks and recreation land.
  - 2. Remain zoned R2
  - 3. Be rezoned to two family units.
  - 4. Be any combination of 1,2, & 3 above.
- E) That land between existing homes on the South side of Sullivan, proposed Reese Ave., Cameron and North Road be developed in such a way that homes on Sullivan are well buffered from any proposed commercial/institutional developments.
- F) That Noel Dr. between Beaverbrook and Cameron be a cul de sac. The cul de sac should be placed at the end favourable to the majority of residents on Noel Dr. between Beaverbrook and Cameron.
- G) That the intersection of Beaverbrook and Noel be a 3-way STOP if the cul de sac is at the Beaverbrook end of Noel. (South side of Beaverbrook)
- H) That the intersection of Beaverbrook and Noel be a 4\*way STOP if the cul de sac is at the Cameron end of Noel.
- I) That a controlled crosswalk or pedestrian overpass be incorporated to facilitate safe pedestrian movement across Beaverbrook extension to and from the library-rec center complex.
- J) That the first stage of this development include construction of sanitary sewers for homes on the South side of Sullivan.

Cont.....





~~CORRESPONDENCE AND PETITIONS~~  
Regular Council Meeting  
April 4, 1977

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As you notice, the suggestions are quite general. We hope they will become amendments to Community Plan G. Should you wish further clarification or more detail than given, we would welcome the chance to be of assistance.

There were other issues discussed at our general meeting. Motions arising from these discussions are as follows:

1. That if and when traffic through Norcrest to Noel increases beyond a level acceptable to residents on Noel and Norcrest a barricade should be installed to prevent such traffic:  
and  
that the location of this barricade should be determined by the residents on Norcrest Court.
2. That the SHRA advise the municipal Council, library board, and parks and recreation board of our appreciation of attentions to our library and recreation needs:  
and  
that we also advise these groups that we would welcome any opportunities to assist in planning these facilities.
3. That the SHRA request the municipality clean-up and maintain municipally owned land in keeping with the rest of the area.

The attached drawing indicates our desired land use and road patterns for the property between Cameron St. and Sullivan Street.

Thank you for your attentions on these recommendations.

Sincerely,

*Rod Ramage*  
Rod Ramage, President  
Sullivan Heights Ratepayers Assn.  
3195 Noel Drive  
Burnaby, B.C.  
V3J 1J4

/bm  
attch:

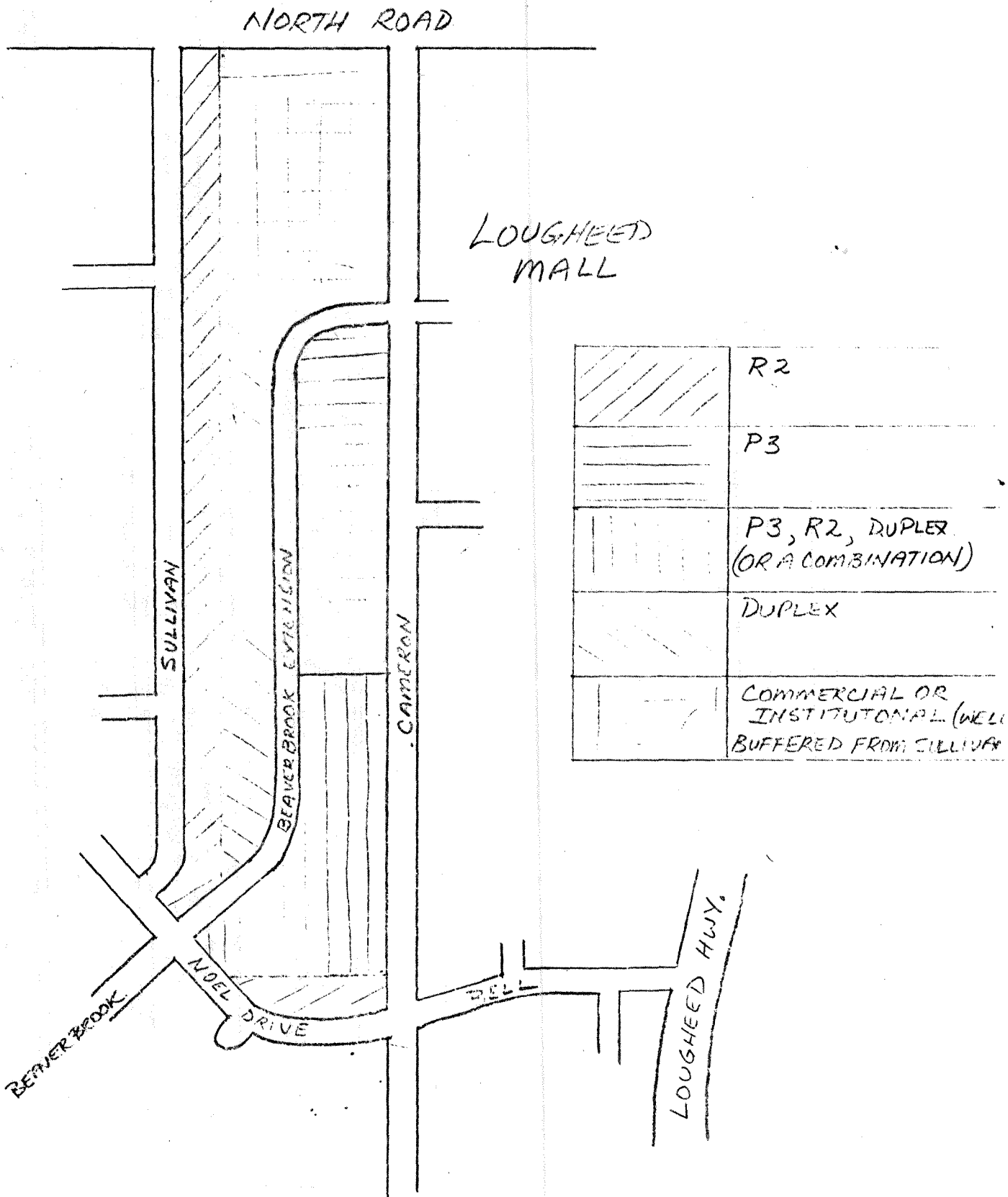
AGENDA - APRIL 4<sup>th</sup>

C.C. MANAGER  
ENGINEER  
PLANNER (FOR REPORT)

CORRESPONDENCE AND PETITIONS  
 Regular Council Meeting  
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BEAVERBROOK EXTENSION AND ASSOCIATED LAND USE PROPOSED  
 BY THE SULLIVAN HEIGHTS RATEPAYERS ASSOCIATION.

X-4-112